

Palm Avenue Planned District

Preliminary Information Sheet – February 17, 2015

References:

General Plan:

<http://www.fremont.gov/generalplan>

Zoning Ordinance

Title 18:

<http://www.fremont.gov/fmc>

Building Standards Local Amendments:

Title 15:

<http://www.fremont.gov/fmc>

Planned District P-2014-020

(Attached)

Application Forms:

<http://www.fremont.gov/permit>

Planning Policies:

<http://www.fremont.gov/plans>

Engineering:

<http://www.fremont.gov/engineering>

Landscape:

<http://www.fremont.gov/ldrp>

Urban Runoff:

<http://www.fremont.gov/stormwaterregulations>

Waste Handling:

<http://www.fremont.gov/whg>

Affordable Housing:

<http://www.fremont.gov/housing>

Citywide Design Guidelines:

<http://www.fremont.gov/plans>

Contacts:

City of Fremont

Zoning Information:

(510) 494-4455

planinfo@fremont.gov

Agencies/Utilities

Alameda County Water District
(ACWD):

<http://www.acwd.org>

Pacific Gas & Electric (PG&E):

<http://www.pge.com>

Union Sanitary District (USD):

<http://www.unionsanitary.com>

Basic Property Information

- General Plan Land Use Designation: Residential-Low (2.3 - 8.7 dwelling units/acre)
- Zoning District: Planned District P-2014-020
- Site Size: ±7 Acres
- Vacant Site located approximately 750 east of Palm Avenue and north of I-680



Development Considerations

- Planned District P-2014-020 supports the development of 31 detached single-family homes
- Entitlements (including Tentative Tract Map and Design Review) are required to develop in accordance with Planned District P-2014-020
- Site access would be through Four Winds Avenue, a planned public roadway to be constructed as part of the adjacent Mission Creek Development
- The Planned District Design Guidelines directs future development to be generally consistent with the development pattern of the adjacent Mission Creek development

EXHIBIT “D”
Regulations and Design Guidelines
Palm Avenue Planned District P-2014-020

Provisions for Permitted Uses, Future Development, and Design Review Requirements:

I. *Planned District P-2014-020 Permitted Uses:*

- **Residential Use.** The following principal uses shall be permitted:
 - **Residential Use:** A total of 31 detached residential units shall be permitted. The siting of the 31 units shall be generally in accordance with Section V in this exhibit. The size and design of the units shall comply with the provisions in this exhibit.

II. *Provisions for Future Development:*

- A. Substantive amendments to this Planned District shall be processed as a Rezoning. Examples of amendments requiring a rezoning include increased development density or intensity; and/or substantial changes in the location or distribution of development.
- B. Minor modifications that are in keeping with the intent of this P district shall be subject to review and approval of the Planning Manager.
- C. The Planning Manager is vested with the authority to determine if proposed development within this P district is a substantive change that requires a rezoning.
- D. Design Review Permits. When a property owner seeks approval for new site or building development or modification to constructed development, the property owner shall apply for a design review permit pursuant to the provisions of Fremont Municipal Code (FMC) Chapter 18.235. The reviewing authority for design review permits shall be the Planning Commission.
- E. Tentative Tract Map. Notwithstanding the conceptual depiction of lots in Section V of this Exhibit, Tentative Tract Maps shall be processed in accordance with FMC Chapter 17. The reviewing authority for Tentative Tract Maps shall be the Planning Commission.
- F. Preliminary Grading Plan. Site grading in excess of 10,000 cubic yards of material shall be subject to a Preliminary Grading Plan in accordance with FMC Chapter 18.205. The reviewing authority for Preliminary Grading Plans shall be the City Engineer, unless otherwise required by FMC Chapter 18.205.
- G. Land Use Determinations. All requests for a use determination shall be made in accordance with the provisions of FMC Chapter 18.250 (Modifications and Interpretations of Zoning Standards – Findings).
- H. Development in this Planned District shall follow the requirements of Section IV of this Exhibit except as specified in Section III below.

III. Provisions Listing Approved Exceptions and Modifications:

<i>Provisions for R-1-6 Residential Lots</i>		
Description	Standard	Approved Under P-2014-020
Minimum Lot Width	55 feet	55 feet, except 25 feet for lots 6-7, 9, 18-19, 21-25 and 31
Minimum Street Frontage	35 feet	35 feet, except 20 feet for lots 22-25
Minimum Front Yard Depth	20 feet	Garages: 20 feet Houses: 10 feet
Minimum Side Yard Depth (First Story)	Minimum 5 feet. Total 12 feet	Minimum 5 feet. Total 10 feet
Minimum Side Yard Depth (Second Story)	Minimum 6 feet. Total 15 feet	Minimum 5 feet. Total 10 feet
Maximum Stories	None Specified	2 stories
Maximum Bedrooms	None Specified	4 bedrooms
Maximum Roof Pitch	None Specified	4:12
Maximum Floor Area Ratio	None Specified	0.75
Maximum Floor Area of Second Floor	None Specified	100% of first floor, not including garage
Setback of Second Floor	None Specified	A portion of second floors shall be setback further than the first floor on the front and sides
Massing of Front Façade	None Specified	Large wall planes on front facades shall be broken up into smaller segments to reduce the appearance of excessive mass and bulk
Garage Setback	None Specified	Garages shall be setback further from the front property line than the house
Roofing Material	None Specified	Roofing material shall be concrete “S” tiles
Single-Story Roofing Feature	None Specified	A single-story roof feature is required to break up the massing between first and second floors
Minimum Number of Model Types	None Specified	A minimum of four different model types shall be utilized throughout the subdivision with varied roof forms, articulation, and massing
Minimum Exterior Wall Cladding Materials	None Specified	2 cladding materials, one primary and one secondary

Single-Story Front Porch Element	None Specified	A single-story front porch element that is clearly identifiable and articulated is required for each building.
Architectural Detailing	None Specified	Architectural detailing, such as shutters, pot shelves, bay windows, awnings, columns, exposed rafters, enhanced sills, and wrought iron railings, shall be employed on all buildings.
Rear Yard Patio Area	None Specified	A rear yard patio area of at least 250 square feet in size, enclosed on three sides, and roofed, shall be incorporated into every building design. The rear yard patio area shall not be converted into internal living area
Drought Tolerant Vegetation	None Specified	Drought tolerant vegetation shall be utilized to the extent feasible.
Freeway Screening	None Specified	A dense row of Coast redwoods (<i>Sequoia sempervirens</i>), or a species of equivalent noise and toxic air contaminant screening ability) shall be planted along Interstate I-680
Emergency Vehicle Access	None Specified	An Emergency Vehicle Access Easement (EVAE) shall be provided west of the subject site providing access to Palm Avenue for emergency vehicles
Pedestrian Connection to Future Park	None Specified	Pedestrian access shall be provided to the adjacent planned city park site

IV. Provisions of Zoning District Most Similar in Nature and Function to P-2014-020

Chapter 18.65 R-1 SINGLE-FAMILY RESIDENCE DISTRICT

Sections:

- [18.65.010](#) Purpose.
- [18.65.020](#) Permitted uses.
- [18.65.030](#) Accessory uses.
- [18.65.040](#) Conditional uses – Planning commission as the reviewing agency.
- [18.65.050](#) Zoning administrator uses.
- [18.65.060](#) Designated neighborhood – Process.
- [18.65.065](#) Established designated neighborhoods.
- [18.65.070](#) Area, lot width and yard requirements – Table of standards.
- [18.65.080](#) Land use range enabler – Purpose.
- [18.65.090](#) Land use range enabler – Eligibility.
- [18.65.100](#) Land use range enabler – Processing.
- [18.65.110](#) Land use range enabler – Provisions.
- [18.65.120](#) Other required conditions.

18.65.010 Purpose.

To stabilize and protect the residential characteristics of the [district](#) and to promote and encourage a suitable environment for [family](#) life. The R-1 [district](#) is intended for the single-family home and the services appurtenant thereto. (Ord. 87 § 8-2600; Ord. 1294 § 1, 11-28-78; Ord. 1335 § 1, 6-26-79; Ord. 2045 § 70, 9-21-93; Ord. 16-2005 § 1, 7-26-05. 1990 Code § 8-2600.)

18.65.020 Permitted uses.

The following are the principal [permitted uses](#) in an R-1 [district](#):

- (a) Single-family detached [dwellings](#);
- (b) Special residential care facilities;¹
- (c) Supportive housing¹ for up to six persons;
- (d) Transitional housing¹ for up to six persons;
- (e) Duplex [dwellings](#) on [corner lots](#); and
- (f) Any other use that the [zoning administrator](#) finds, in accordance with Chapter [18.240](#), is similar in nature, function or operation to [permitted uses](#) allowed within this [district](#). (Ord. 87 § 8-2601; Ord. 296 § 2; Ord.

482 § 1; Ord. 765 § 1, 2-24-70; Ord. 927 § 4, 11-7-72; Ord. 1279 § 1, 10-3-78; Ord. 1294 § 1, 11-28-78; Ord. 1335 § 1, 6-26-79; Ord. 1458 § 4, 8-11-81; Ord. 2045 § 70, 9-21-93; Ord. 2423 § 5, 4-10-01; Ord. 12-2004 § 9, 6-1-04; Ord. 1-2009 § 9, 1-6-09. 1990 Code § 8-2601.)

18.65.030 Accessory uses.

The following are [accessory uses](#) permitted in an R-1 [district](#):

- (a) Guesthouses, not rented or otherwise conducted as a business;
- (b) Private garages and parking areas;
- (c) Private [swimming pools](#), exclusively for the use of the [residents](#) and guests;
- (d) Rooming and boarding of not more than two persons;
- (e) Satellite dish [antennas](#);
- (f) Secondary [dwelling units](#);³
- (g) Signs that comply with Chapter [18.193](#);
- (h) Small [family](#) day care homes;
- (i) Large [family](#) day care homes;
- (j) Supportive services for on-site [supportive housing](#);¹ and
- (k) Other [accessory uses](#) and [buildings](#) customarily appurtenant to a [permitted use](#). (Ord. 87 § 8-2602; Ord. 627 § 3; Ord. 758 § 6, 12-16-69; Ord. 862 § 5, 9-21-71; Ord. 1076 § 1, 12-2-75; Ord. 1086 § 8, 1-20-76; Ord. 1098 § 1, 5-4-76; Ord. 1294 § 1, 11-28-78; Ord. 1335 § 1, 6-26-79; Ord. 1381 § 2, 5-20-80; Ord. 1624 § 4, 8-28-84; Ord. 1759 §§ 9, 10, 1-6-87; Ord. 2045 § 70, 9-21-93; Ord. 2502 § 3, 7-1-03; Ord. 1-2009 § 10, 1-6-09; Ord. 5-2012 § 1, 4-17-12. 1990 Code § 8-2602.)

18.65.040 Conditional uses – Planning commission as the reviewing agency.

The following uses may be permitted with a [conditional use permit](#), provided all other requirements of this title are met. The procedure for a [conditional use permit](#) shall be as set forth in Chapter [18.230](#):

- (a) Ambulance service;²
- (b) Children's [nursery](#) school;
- (c) Community clubs, and other public and private [noncommercial recreation](#) areas and facilities, such as country clubs, golf courses and [swimming pools](#);^{1,3}
- (d) Elementary and [secondary schools](#);^{1,3}
- (e) Emergency shelters;^{1,3}
- (f) Meal service facility¹ accessory to a public or [quasi-public use](#), in accordance with Chapter [18.190](#), except in an (F-W) or (F) [overlay district](#); and
- (g) Public and quasi-public [buildings](#) and uses of a recreational, educational, religious, cultural or public service type; not including [corporation yards](#), storage or repair yards, and [warehouses](#).^{1,3} (Ord. 87 § 8-2603; Ord. 259 § 1; Ord. 296 § 3; Ord. 319 § 1; Ord. 350 § 2; Ord. 371 § 3; Ord. 382 § 4; Ord. 395 § 3; Ord. 482 §

2; Ord. 765 § 2, 2-24-70; Ord. 1086 § 8, 1-20-76; Ord. 1099 § 1, 5-25-76; Ord. 1294 § 1, 11-28-78; Ord. 1335 § 1, 6-26-79; Ord. 1564 § 2, 6-28-83; Ord. 1624 § 5, 8-28-84; Ord. 1683 § 5, 8-27-85; Ord. 1759 § 11, 1-6-87; Ord. 1885 § 8, 8-22-89; Ord. 2045 § 70, 9-21-93; Ord. 2506, Exh. A § 2, 7-22-03; Ord. 1-2009 § 11, 1-6-09. 1990 Code § 8-2603.)

18.65.050 Zoning administrator uses.

The following uses may be permitted with a [zoning administrator permit](#), provided all other requirements of this title are met. The procedure for a [zoning administrator permit](#) shall be as outlined in Chapter [18.275](#):

- (a) Agriculture,¹ except for the raising of animals or fowl for [commercial](#) purposes, or sale of any products at retail on the [premises](#);
- (b) Dwelling groups;³
- (c) Home occupations;³
- (d) Secondary [dwelling units](#);³ and
- (e) Any other use which the [zoning administrator](#) finds is similar in nature, function and operation to [zoning administrator uses](#) within the [district](#). The request for such a determination shall be submitted as a “finding application” to the [zoning administrator](#) pursuant to the requirements set forth in Chapter [18.240](#). (Ord. 1683 § 6, 8-27-85; Ord. 2045 § 70, 9-21-93; Ord. 2502 § 4, 7-1-03; Ord. 5-2012 § 2, 4-17-12. 1990 Code § 8-2603.1.)

18.65.060 Designated neighborhood – Process.

- (a) Within the R-1 [district](#), the [city council](#) may designate certain neighborhoods as having unique characteristics and design attributes which warrant preservation through particularized regulations and enhanced design review. Designated neighborhoods shall be created by ordinance as subareas within the R-1 [district](#) in accordance with the procedures set forth in Chapter [18.225](#). The ordinance creating the designated neighborhood shall describe the boundaries of the neighborhood and assign it a unique name, which shall be reflected on the city’s zoning maps, and shall describe additional regulations particular to the neighborhood, which shall be included in the table of regulations for the R-1 [district](#), set forth in Section [18.65.070](#). The [city council](#) may, by resolution, adopt design guidelines for any designated neighborhood.
- (b) Commencing from the date of its establishment, all new construction and alteration and remodeling of existing homes or [structures](#) within a designated neighborhood shall be subject to its standards and guidelines, and shall require design review permit approval pursuant to Chapter [18.235](#). (Ord. 15-2010 § 1, 9-7-10; Ord. 9-2014 § 13, 3-4-14. 1990 Code § 8-2604.)

18.65.065 Established designated neighborhoods.

The following subareas in the R-1 [district](#) have been established as designated neighborhoods:

- (a) Glenmoor Gardens (R-1-6-GG); established October 7, 2010.
- (b) Mission Ranch (R-1-8-MR); established October 7, 2010. (Ord. 15-2010 § 2, 9-7-10. 1990 Code § 8-2604.5.)

18.65.070 Area, lot width and yard requirements – Table of standards.

The following minimum requirements, set forth in Table 18.65.070, shall be observed, except where increased for [conditional uses](#). The minimum requirements shall be one of the following for the [district](#) classifications as designated on the zoning map. Combining small parcels may be necessary to fulfill the requirements of this chapter and other city standards and regulations.

Table 18.65.070
Residential [District](#) Development Standards

Zoning District ¹ >>> v Development Standard (measurement) v		R-1-6	R-1-6 Glenmoor Gardens ²	R-1-8	R-1-8 Mission Ranch ³	R-1- 10	R-1- 20	R-1- 40	
Minimum Lot Area (square feet)	Single Family	6,000	6,000	8,000	8,000	10,000	20,000	40,000	
	Duplex on Corner Lot	8,000	8,000	10,000	10,000	12,000	20,000	40,000	
Minimum Street Frontage (feet)	Regular Lot	35	35	35	35	35	35	35	
	Flag Lot	20	20	20	20	20	20	20	
Minimum Lot Width	Interior (feet)	55	55	70	75	80	100	150	
	Corner (feet)	65	65	80	80	90	110	160	
Minimum Lot Depth (feet)		100	100	100	100	100	100	100	
Minimum Front Yard Depth ⁴ (feet)		20	20	25	25	25	35	40	
Minimum Rear Yard Depth ^{5, 6}	One Story (feet)	25	25	25	25	30	40	50	
	Two Story (feet)	25	-	30	30	35	40	50	
Minimum Interior Side	1st story	Minimum (feet)	5	5	7	7	8	10	20

Table 18.65.070

Residential District Development Standards

Zoning <u>District</u> ¹ >>> v Development Standard (measurement) v			R-1-6	R-1-6 Glenmoor Gardens ²	R-1-8	R-1-8 Mission Ranch ³	R-1- 10	R-1- 20	R-1- 40
<u>Yard</u> Depth ^{4, 5, 7, 8}		Total (feet)	12	12	16	16	20	25	45
	2nd story ⁹	Minimum (feet)	6	-	8	8	10	10	20
		Total (feet)	15	-	20	20	20	25	45
Minimum <u>Street Side Yard</u> Depth on <u>Corner Lots</u> (feet)			10	10	12.5	12.5	12.5	17.5	20
Maximum <u>Building</u> Height ¹⁰	Principal <u>Structure</u>	One <u>Story</u> (feet)	30	17 ⁹	30	17 ⁹	30	30	30
		Two <u>Story</u> (feet)		-		27 ⁹			
	Accessory <u>Structure</u> (feet)		12	12 ⁹	12	12 ⁹	12	12	12
Maximum Height Above Grade for Finish Floor Level [1st <u>story</u> over basement] (inches)			-	22	-	22	-	-	-
Roof Pitch		Minimum	-	3:12	-	3:12	-	-	-
		Maximum	-	5:12	-	5:12	-	-	-
Maximum <u>Lot</u> <u>Coverage</u> Including Garage Area (% of <u>lot</u> area)		One <u>Story</u> (%)	-	40	-	40	-	-	-
		Two <u>Story</u> (%)		-		30			
Minimum Required <u>Lot Coverage</u> for 1st Floor in Order to Allow 2nd <u>Story</u> (% of <u>lot</u> area)			-	-	-	22	-	-	-

¹ Development standards for R-1-X districts shall be specified at the time of establishment.

² See Glenmoor Gardens Design Guidelines.

³ See Mission Ranch Design Guidelines.

⁴ For [front yard](#) exceptions and modifications, see Section [18.170.030](#).

⁵ For side and [rear yard](#) exceptions and modifications, see Sections [18.170.050](#) and [18.170.070](#).

⁶ Rear and [side yards](#) may be substituted for one another, except that on a [corner lot](#) such substitution shall be made only between a [rear yard](#) and an interior [side yard](#).

⁷ For combination one- and two-story [structures](#), the one-story portion of the [structure](#) shall meet the one-story [setback](#) requirements and the two-story portion of the [structure](#) shall meet the two-story [setback](#) requirements. In no case shall the total [side yard](#) setback for combination one- and two-story [structures](#) be less than that required for a one-story [structure](#) only. The wider [setback](#) shall be on the two-story side.

⁸ For [side yard](#) exceptions, see Section [18.170.060](#)(b), (c) and (d).

⁹ Requires design review permit. See policies for two-story homes and second [story](#) additions.

¹⁰ For Glenmoor Gardens and Mission Ranch, height is measured from grade to the top of the roof ridge.

(Ord. 15-2010 § 3, 9-7-10; Ord. 9-2014 § 13, 3-4-14. 1990 Code § 8-2605.)

18.65.080 Land use range enabler – Purpose.

The purpose of the land use range enabler is to provide an alternative, streamlined means to allow new development for certain property within [general plan](#) residential [density](#) ranges 5, 6, and 7 (corresponding to the R-1-6, R-1-8 and R-1-10 zoning designations) to be approved above the low end of the [density](#) range. Sections [18.65.090](#) through [18.65.110](#) specify the eligibility and the process for consideration. (Ord. 16-2005 § 2, 7-26-05. 1990 Code § 8-2605.2.)

18.65.090 Land use range enabler – Eligibility.

All projects proposing to use the land use range enabler shall meet the following requirements:

(a) Only properties zoned R-1-10, R-1-8 and R-1-6 (excluding those zoned with an H-I overlay) on or before August 25, 2005, are eligible.

(b) Only new subdivisions consisting of seven or more [lots](#) are eligible.

(c) Property utilizing the land use enabler shall be subject to provisions of any [overlay district](#) applicable to that project. (Ord. 16-2005 § 2, 7-26-05. 1990 Code § 8-2605.3.)

18.65.100 Land use range enabler – Processing.

(a) Land use range enabler requests shall be processed as a public hearing for a design review permit approval by the planning [commission](#) and shall only be processed concurrent with a request for subdivision map.

(b) Applications requiring historical architectural review board approval shall be considered by that board prior to consideration by the planning [commission](#). (Ord. 16-2005 § 2, 7-26-05; amended during 4/14 supplement. 1990 Code § 8-2605.4.)

18.65.110 Land use range enabler – Provisions.

(a) Eligible projects using the land use range enabler may vary [lot area](#), [lot width](#) and yard requirements outlined in Section [18.65.070](#). If the eligible project is within an R-1-10 or R-1-8 zoning [district](#), the area, [lot width](#) and yard requirements of the next lower R-1 [district](#) shall be used in evaluating projects (e.g., for an R-1-10 project, the R-1-8 yard and area standards would be applied) together with Chapter [18.235](#), Design Review Permits, and any other applicable standards or guidelines (e.g., historical overlay district).

(b) If the eligible project is located in an R-1-6 [district](#), requirements may be reduced by no more than 20 percent. The design guidelines for small [lot](#) single-family residence developments and any other applicable standards or guidelines shall be used by the planning [commission](#) in evaluating proposals for smaller [lots](#) in the R-1-6 [district](#).

(c) Except for projects proposed under Chapter [18.165](#), [Density](#) Bonus and Affordable Housing Incentives, project [density](#) may not exceed the top of the [density](#) range established by the [general plan](#) land use designation for the property.

(d) The approved variations in [lot area](#), [lot width](#), [lot depth](#), and yard requirements shall be adopted as part of the approval and shall be kept on file in the planning division similar to a planned unit development so future homeowners can be aware of the varied provisions approved as part of the [development project](#).

(e) Subsequent additions or modifications to homes approved under these provisions may be considered on a case-by-case basis through a subsequent design review permit if the proposed addition is in keeping with the originally approved design intent. (Ord. 16-2005 § 2, 7-26-05; Ord. 9-2014 § 13, 3-4-14. 1990 Code § 8-2605.5.)

18.65.120 Other required conditions.

The following additional conditions shall apply in an R-1 [district](#):

(a) Subsequent to entitlement approval, final design review, pursuant to Chapter [18.235](#), shall be required of all [conditional uses](#) and [zoning administrator uses](#), except [home occupations](#).

(b) A design review permit approval pursuant to Chapter [18.235](#).

(c) Driveways shall have a minimum length of 20 feet from the public right-of-way and a minimum width of 10 feet.

(d) Other than public or private [street](#) lights, exterior lighting shall be diffused or concealed in order to prevent illumination of adjoining properties or the creation of objectionable visual impacts on other properties or [streets](#).

(e) Utility lines shall be located so as not to prohibit the placement of at least one [street](#) tree within the [lot](#) frontage. In those instances where sidewalks are integral with the curb, the [street](#) tree shall be placed in the [front yard](#) setback area. If necessary, utility lines shall be placed under or directly adjacent to the [driveway](#) area.

(f) Parking shall be provided for each [single-family dwelling](#) as required in Chapter [18.183](#). Individual garages shall remain reserved for vehicular parking and shall not be used as a storage area so as to preclude parking for two [motor vehicles](#).

(g) Electrical, telephone and utility transformers shall be placed underground. In no case shall a transformer be visible from any public or private [street](#) right-of-way.

(h) Internal and external storage of municipal solid waste, recyclables, and yard waste shall conform to standards set out in Section [18.190.440](#).

(i) For R-1-80 and R-1-160 zoning [districts](#) in the [hill area](#), the city engineer or [building](#) official may require a new or additional on-site geotechnical report for grading plans, subdivision maps, or [building](#) permits on lands which are in a landslide, in the path of a landslide, at risk of a landslide, or in an area of [slope](#) instability as reasonably determined by the city engineer or [building](#) official. The evidence to be considered by the city engineer or [building](#) official may include any or all of the following:

(1) Fremont [general plan](#);

(2) An on-site geotechnical report;

(3) A survey by the United States Geological Survey;

(4) A survey by the California Geologic Survey;

(5) A report available to the city; or

(6) Observation of physical conditions. The investigation shall be prepared by a state-licensed professional. The scope of such investigation shall be determined by the city engineer or [building](#) official based on the type of development or construction proposed, and the constraints to the land. The city engineer or [building](#) official may require approval of the investigation through peer review by an independent geologist selected by the city engineer or [building](#) official with the cost borne by the [applicant](#). Based upon the results of the investigation, the city engineer or [building](#) official may approve or issue the requested plan, map or permit. (Ord. 87 § 8-2606; Ord. 481 § 2; Ord. 978 § 4, 2-12-74; Ord. 1086 § 9, 1-20-76; Ord. 1211 § 1, 11-8-77; Ord. 1294 § 11, 11-28-78; Ord. 1335 § 1, 6-26-79; Ord. 1683 § 7, 8-27-85; Ord. 1732 § 2, 8-26-86; Ord. 1759 § 13, 1-6-87; Ord. 1958 § 2, 2-5-91; Ord. 2045 § 70, 9-21-93; Ord. 2528 § 5, 12-16-03; Ord. 16-2005 § 3, 7-26-05; Ord. 1-2007 § 1, 2-6-07; Ord. 9-2014 § 13, 3-4-14. 1990 Code § 8-2606.)

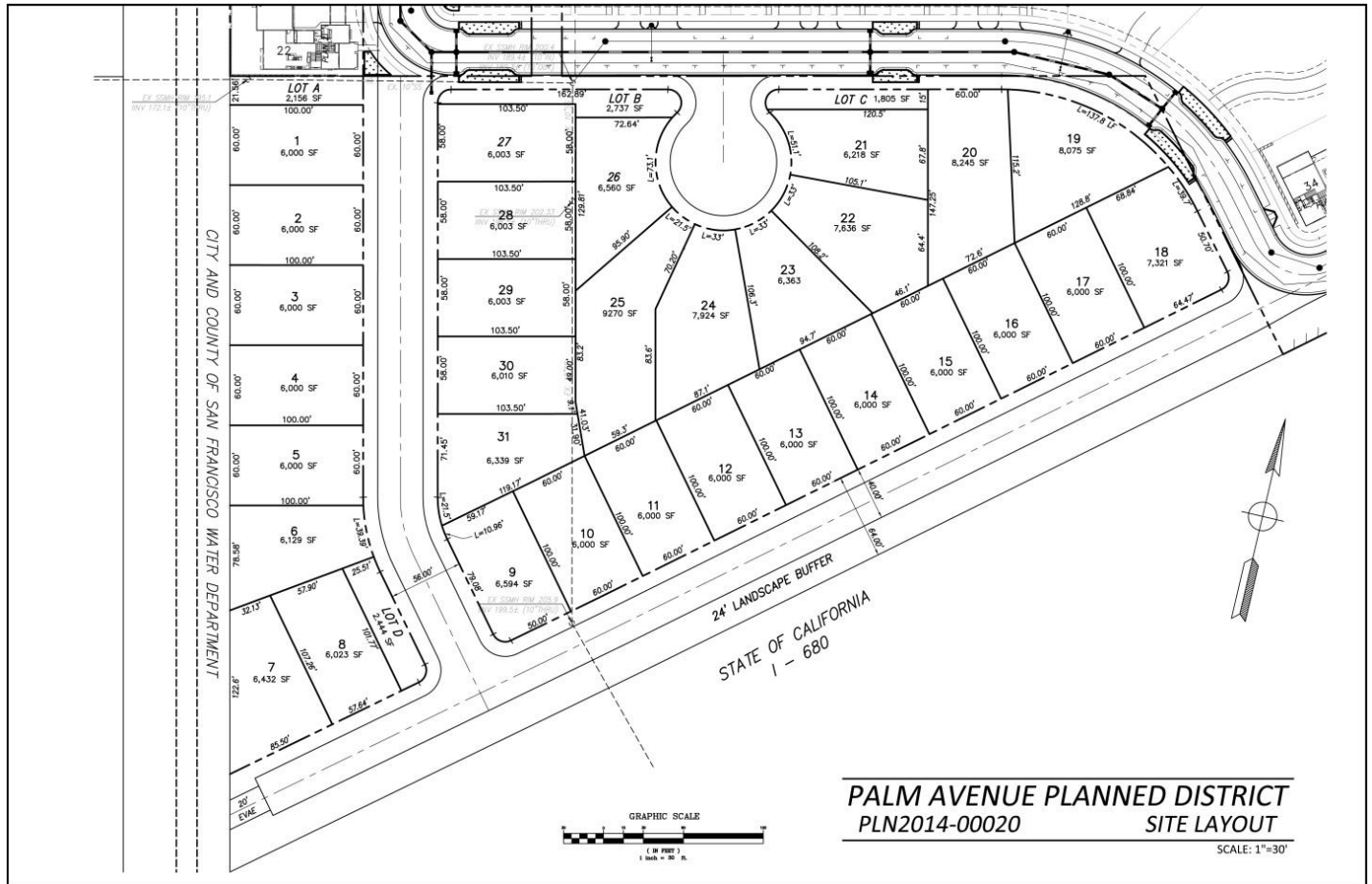
[Notes Applicable to Chapter 18.65]

¹ Term is defined in Chapter [18.25](#).

² Term is elaborated on in [Standard Industrial Classification Manual](#).¹

³ The special regulations of Chapter [18.190](#) apply to this use.

V. Site Layout



*Lots A-D are designated for stormwater treatment and hydromodification mitigation.